

**TRANSFER
TAX
PAID**

Know All Men by these Presents,

028513

That I, Barbara Paradis of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by Linda Goldstein and Howard Goldstein whose mailing address is RR#4, Box 4860, Oakland, Maine 04963 the receipt whereof is hereby acknowledged, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Linda Goldstein and Howard Goldstein, their heirs and assigns forever, as joint tenants, land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

A certain lot or parcel of land situated on the northerly side of Johnson Heights Extension in said Waterville and bounded and described as follows, to wit:

Lot No. thirty-one (31) on a plan of Johnson Heights Extension made by Harry E. Green, C.E. dated April 10, 1947 and recorded in the Kennebec County Registry of Deeds, Plan Book 15, Page 50.

Also one other certain lot or parcel of land situated on the northerly side of Johnson Heights Extension in said Waterville and bounded and described as follows, to wit:

Lot No. thirty-three (33) on a plan of Johnson Heights Extension made by Harry E. Green, C.E., dated April 10, 1947 and recorded in the Kennebec County Registry of Deeds in Plan Book 15, Page 50.

Each of the above described lots is subject to the following building restrictions which are to run with the land, to wit:

No building other than a private dwelling house for not over two family occupancy together with private garage shall be erected upon said premises, and that no part of any building shall be placed nearer than thirty (30) feet from the line of Johnson Heights, provided, however, that porticoes projecting not over three (3) feet, steps and windows are to be allowed on said reserved space. Said dwelling house and garage shall cost not less than ten thousand dollars (\$10,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Also conveying a certain lot or parcel of land situated in said Waterville and bounded and described as follows to wit:

Starting at the northeast corner of lot #31 as shown on a plan of Johnson Heights Extension, dated April 10, 1947, and recorded in the Kennebec County Registry of Deeds in Book 15, Page 50; thence th the north along the westerly line of Hillcrest Street, as extended, a distance of one hundred (100) feet to the southerly side of a known as Eustis Parkway; thence along the southerly line of said Eustis Parkway a distance of one

57-74
3472

hundred forty (140) feet to a point; thence at right angles a distance of one hundred (100) feet to the northwest corner of lot #33 as shown on the aforesaid plan; thence to the east along said northerly line of lot #33 and the northerly line of lot #31 as shown on the aforesaid plan a distance of one hundred forty (140) feet to the point beginning.

The above described land is situated next northerly to land conveyed above by grantor to grantee.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants or house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, nor less than six feet from any side line, provided, however, that porticoes projecting not over three feet, steps and windows, are to be allowed on the reserved space facing a street. No double decked porches may be built on any house. Said dwelling house and garage shall not cost less than fifteen thousand dollars (\$15,000.00). The garage, unless built as a part of the house, shall be set back at least sixty feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy feet frontage on the street.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Linda Goldstein and Howard Goldstein, their heirs and assigns, to them and their use and behoof forever.

And I do COVENANT with the said Grantees, their heirs and assigns that I am lawfully seized in fee of the premises that they are free of all encumbrances, that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that me and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Barbara Paradis joining in this deed as Grantor and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 25th day of September in the year of our Lord one thousand nine hundred and ninety-eight.

Signed, Sealed and Delivered
in presence of

Dore A. Steer
Witness ()

Barbara Paradis
Barbara Paradis

STATE OF MAINE
SOMERSET, SS.

57-74

Personally appeared the above named Barbara Paradis and acknowledged the above instrument to be her free act and deed.

Before me,

Diane L Sherman

Attorney/Notary Public/Justice of the Peace

Print Name

DIANE L. SHERMAN
Notary Public, Maine
My Commission Expires May 12, 2006



RECEIVED KENNEBEC SS.

1998 OCT -5 AM 10:36

ATTEST: *Thomas B. Moore*
REGISTER OF DEEDS